



TOWN OF VERNON
Zoning Board of Appeals
55 West Main St
Vernon, Ct 06066
(860)870-3636

Application # ZBA-20 - .
(To be completed by Town Staff)
Application Fee: \$200
State Fee: \$ 60
Total Fee: \$260

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION OF ZONING
REGULATIONS OR APPEAL FROM DECISION OF ZONING ENFORCEMENT OFFICER

(Please type or print in ink)

APPLICANT

Name of Applicant _____ File Date _____

Mailing Address _____ State _____ Zip _____

Phone _____ E-Mail _____

OWNER

Name of Owner _____

Address _____ State _____ Zip _____

Phone _____ E-Mail _____

REQUEST (use continuation sheet if needed)

_____ of Zoning Regulation Section _____
(variance, special exception, appeal)

From _____

To allow _____

PREMISES

Address of subject property _____ Zone _____

State the particular hardship or unnecessary difficulty that prompts this application:

In addition to variance, special exception or appeal of the zoning regulation, is approval of the lot or premises necessary for state license?

Yes _____ No _____

Signature of Applicant_____

Or

Application Executed by_____
(Attorney or Authorized Agent)

On behalf of_____
(Applicant)

Subscribed and sworn before me this_____ day of _____20_____.

Notary Public

Previous action concerning this location – Zoning Board of Appeals

Every application for a variance, special exception or appeal, shall include the following information and exhibits (if applicable):

Eight copies of site plan drawn to scale not to exceed twenty (20) feet to one inch, prepared by a registered engineer, architect or land surveyor, embossed and signed with the raised letter seal and should include the following: (Omission of any component may slow the application process)

1. Property boundaries (existing and proposed) and their dimensions.
2. Location of all structures (existing and proposed) and the distances between adjacent structures.
3. Dimensions of all yards and setbacks.
4. Location of all streets, driveways and entrances (existing and proposed) and their dimensions.
5. Location of all parking areas and parking stalls (each stall shall be numbered sequentially, and each stall to be not less than 9' x 17')
6. Location and dimensions of all off-street loading areas.
7. Location, size and amount of usable open space.
8. Location and dimensions of all easements, rights-of-way, conduits and the like.
9. Percentage of lot area to be covered by proposed structures, i.e., lot coverage.
10. Location, type and size of all signs.
11. Height of proposed structures.
12. Zoning District designation, north arrow and graphic scale.

OMISSION OF ANY OF THE ABOVE MAY RESULT IN DENIAL OF AN APPLICATION

Each application shall contain the following table of information:

ZONING INFORMATION		
ZONING	REQUIRED	PROPOSED
USE		
BUILDING AREA (FOOTPRINT)		
LOT AREA		
FRONT YARD		
REAR YARD		
SIDE YARD		
HEIGHT		
PARKING SPACES		
*DENOTES NON-CONFORMING		

ZONING BOARD OF APPEALS APPLICATION

CONTINUATION SHEET

REQUEST

(variance, special exception, appeal)

of Zoning Regulation Section(s) _____

From _____

To allow _____

****To be completed by Town Staff****

ACTION OF THE BOARD
At meeting held on

GRANTED

DENIED

CONDITIONS

HARDSHIP

VARIANCES

Connecticut General Statutes, Section 8-6(3) gives statutory authority to the Zoning Board of Appeals to vary the application of zoning regulations provided that the variance is in harmony with the general purpose of the regulations and with due consideration for conserving public health, safety, convenience, welfare and property values. A variance may be granted to the parcel of land, where there are conditions which specifically affect the parcel but do not generally affect the zoning district, and where a literal enforcement of the zoning regulations would result in the unusual hardship, so that, by granting the variance, substantial justice will be done, and the public safety and welfare secured.

A variance is an authorization obtained from the Zoning Board of Appeals to use property in a manner otherwise forbidden by the zoning regulations. For a variance to be granted, the Board must find that:

- The variance must be shown to not substantially affect the comprehensive zoning plan
- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique to the subject property and different from other properties in the same zoning district.